

PLANNING AND ZONING COMMISSION AGENDA

Tuesday, July 17, 2012

8:00 P.M.

ROOM 206
Town Hall

PUBLIC HEARING

Special Permit Application #15-M/Site Plan, Wee Burn Country Club, 410 Hollow Tree Ridge Road. Proposing to demolish and reconstruct the existing warming hut, install a patio area adjacent to the hut, demolish one existing paddle tennis court, and install three new additional paddle tennis courts with associated lighting. The subject property is located on the north side of Hollow Tree Ridge Road approximately across from its intersection with Hanson Road, shown on Assessor's Map #7 as Lot #66, R-2 Zone.

Land Filling & Regrading Application #145-C, Gene & Tracy Sykes, 5 Homewood Lane. Proposing to spread pond dredging on-site, to install stone slab steps to replace timber steps, and to perform related site activities. The subject property is located at the northwest corner formed by the intersection of Cross Road and Homewood Lane, shown on Assessor's Map #65 as Lot #3, R-1 Zone.

Amendment of Subdivision Application #581-A, Land Filling & Regrading Application #276, Stephen & Tracey Culliton, 225 Brookside Road & George & Jill Sullivan, 235 Brookside Road. Proposing to modify the existing driveway, install a rain garden, and perform related site development activities, as well as increase the size of the Conservation Easement. The subject properties are located on the west side of Brookside Road directly across from its intersection with Three Wells Lane, and are shown on Assessor's Map #5 as Lots #17-2 (Culliton) and #17-3 (Sullivan), in the R-2 Zone.

GENERAL MEETING

Amendment to Coastal Site Plan Review #258, Robert Stewart, 24 Cross Road, R-1 Zone.
Request to install a pool and related patio within a regulated area.

Amendment of Coastal Site Plan Review #226-A, PL Partnership, 3 Purdy Lane.
Request to remove tree.

Deliberations and possible decision on the following closed public hearing items:

Amendment of Special Permit #42-H/Site Plan, Parklands Office Park, LLC, 3 Parklands Drive.
Request for modifications to Site Plan and Special Permit to: 1) construct a 460+/- square foot terrace; 2) relocate Dumpster with associated fence/screen; and 3) revise the previously approved landscaping plan. *PUBLIC HEARING CLOSED 6/5/2012. DECISION DEADLINE: 8/9/2012.*

Business Site Plan #146-C/Special Permit, Anthony's Coal Fired Pizza, 319 Boston Post Road.
Proposal to install additional parking with related landscaping and stormwater management; to install outdoor dining on a proposed terrace in front of the existing restaurant; and to perform related site development activities. NOTE: Outdoor dining request has since been withdrawn.
DECISION DEADLINE: 8/9/2012.

Coastal Site Plan Review #257-C, Flood Damage Prevention Application #289-C, Land Filling & Regrading Application #245-C, Dale & Hillary Miller, 5 Tokeneke Beach Drive. Proposing to raze the existing residence and demolish the existing pool, and to construct a new single-family residence

and pool and to perform related site development activities within regulated areas. *DECISION DEADLINE: 8/9/2012.*

Discussion and deliberation ONLY on the following items:

Proposed Amendment to the Darien Zoning Regulations (COZR #2-2012) put forth by the Darien Junior Football League (DJFL). Proposing to modify subsection 405b(3) of the Darien Zoning Regulations to allow temporary lighting of outdoor recreational facilities to be up to thirty (30) feet high. *PUBLIC HEARING CLOSED: 6/26/2012. DECISION DEADLINE: 8/30/2012.*

Special Permit Application #188-D(1)/Site Plan, Darien Junior Football League (DJFL), Darien High School, 80 High School Lane. Proposing to utilize six (6) portable lights at the Darien High School Stadium Field for seasonal fall use by DJFL from fall 2012-fall 2016. The subject property is located on the north side of High School Lane approximately 1,200 feet west of its intersection with Middlesex Road, and is shown on Assessor's Map #9 as Lots #80 and #81, R-2 Zone. *PUBLIC HEARING CLOSED: 6/26/2012. DECISION DEADLINE: 8/30/2012.*

Special Permit Application #188-B(1)/Site Plan, Darien Board of Education, Darien High School, 80 High School Lane. Proposing to utilize six (6) portable lights at the Darien High School Stadium Field for seasonal fall use by Darien High School fall sports teams from Fall 2012-Fall 2016. *PUBLIC HEARING CLOSED: 6/26/2012. DECISION DEADLINE: 8/30/2012.*

Discussion and deliberation ONLY on any public hearings closed on July 17, 2012.

Approval of Minutes

June 26, 2012 Public Hearing/General Meeting

Any Other Business (Requires two-thirds vote of Commission)

ADJOURN.